

**PUBLIC NOTICE**  
**CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD**  
**BOARD OF ZONING APPEALS**

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, February 13th, 2014, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 140001  
Applicant: GRAD Architects  
Owner: Mike & Lesli Mautz  
Location: 519 S. Drexel Ave.  
REQUEST: The applicant is seeking architectural review and approval for exterior improvements, which include a new front entry vestibule and covered terrace, new rear stoop, and material changes on the 2-story framed portion of the principal structure. The applicant is also proposing site changes to provide additional parking spaces at the rear of the property, in accordance with Ordinance No. 31-13, to accommodate a Bed N Breakfast approved by City Council. If approved, the existing detached garage will be demolished.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 02-06-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014001V

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For:

Principal Structure     Garage     Fence     Other

3. Variance To:

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: \_\_\_\_\_ Home Occupation    \_\_\_\_\_ sq.' / height of structure

5. LOCATION 519 S. BEXLEY AVE.      Zoning District R-3

6. OWNER MIKE & LESLI MAUTZ      Phone # 203-7558 or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant GRAND ARCHITECTS    E-mail INFO@GRAND.CC    Phone # 228-2122 or Cell# 571-4770

Address 390 W. SPRING ST. SUITE 355 / City, State, Zip COLUMBUS, OH 43215

8. Brief Description of Request and/or Variance EAST SIDE: ADDITION OF NEW ENTRY VESTIBULE & TERRACE. NEW DOORS AT EXISTING WINDOW OPENINGS TO ACCESS TERRACE.  
WEST SIDE: NEW REAR STOOP W/ CANOPY. RESIDE FRAMED PORTION OF STRUCTURE. DEMOLISH EXISTING GARAGE. REPLACE ALL WINDOWS.

9. Valuation of Project \$ 30,000

- APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$50.00)

- VARIANCE REVIEW FEES:  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE *Andreas* / DATE 1/23/14

Fee: based on valuation	\$ <u>100.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>100.00</u></b>

\*\*Be advised, if the Board or Staff decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)

• **LOT INFORMATION**

Address 519 S. PIRELLA AVE. Zoning District R-3  
 Lot Width 50.93 F 55.73 R ft Depth 154.47 N 154.40 S ft Total Area 8,234 sq ft  
 Existing Residence (foot print) 1,692 sq ft Garage 916 sq ft  
 Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 308 sq ft 11' Height  one-story \_\_\_\_\_ two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 75 % = 2,058.5 sq ft

Lot to be covered 23.46 % = 1,932 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

• **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer GRAF Architects, LLC / ANDREW ROSENTHAL

Contractor/Builder TUTTLE REMODELING

Preliminary Review \_\_\_\_\_ Final Review

• DESCRIPTION OF CHANGES PROPOSED CREATION OF NEW FRONT TERRACE, STEPS & ENTRY VESTIBULE. REPLACEMENT OF VINYL SIDING @ WEST SIDE OF STRUCTURE w/ HARDY PANK. CREATION OF NEW REAR ENTRY STOOP w/ CANOPY ABOVE. REPLACEMENT OF ALL WINDOWS. REMOVAL OF GARAGE.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

- **ROOFING**  House Only /  Garage Only /  House & Garage
  1. Existing Roof Type:
    - Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle
    - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal
  2. New Shingle Manufacturer: \_\_\_\_\_
  3. New Roofing Type, Style & Color: EPDM or TPO MEMBRANE

• **WINDOWS**

- Existing Window Style:
  - Casement    \_\_\_ Double Hung    \_\_\_ Horizontal Sliding    \_\_\_ Awning
  - \_\_\_ Fixed    \_\_\_ Exterior Storm    \_\_\_ Other: \_\_\_\_\_
- Existing Window Materials:
  - Wood    \_\_\_ Vinyl    \_\_\_ Vinyl Clad Wood    \_\_\_ Aluminum Clad Wood
  - \_\_\_ Aluminum    \_\_\_ Metal    \_\_\_ Other: \_\_\_\_\_
- New Window Manufacturer: Pella
- New Window Style, Material & Color: PO-LINE / SCL

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
    - Wood    \_\_\_ Insulated Metal    \_\_\_ Fiberglass
    - \_\_\_ Sidelights    \_\_\_ Transom Window
  - Garage Door Type
    - \_\_\_ Wood    \_\_\_ Insulated Metal    \_\_\_ Fiberglass
  - Door Finish
    - \_\_\_ Stained     Painted
- Proposed Door Type Wood / Style RAIL & STILES Color CLEAR FINISH

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
(X)	(X)	Brick
( )	( )	Mortar
( )	( )	Stucco
( )	( )	Wood Shingle
( )	( )	Wood Siding
(X)	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	(X)	Other <u>HARDI PLANK</u>

• **EXTERIOR TRIM**

- Existing Door Trim:
  - \_\_\_ Cedar    \_\_\_ Redwood    \_\_\_ Pine    \_\_\_ Vinyl
  - \_\_\_ Wood composite    \_\_\_ Aluminum Clad     Molding
  - \_\_\_ Standard lumber Profile    \_\_\_ Other: \_\_\_\_\_
- Existing Window Trim:
  - \_\_\_ Cedar    \_\_\_ Redwood    \_\_\_ Pine    \_\_\_ Vinyl
  - \_\_\_ Wood composite    \_\_\_ Aluminum Clad     Molding
  - \_\_\_ Standard lumber Profile    \_\_\_ Other: \_\_\_\_\_
- Proposed NEW Door Trim: SEE DRAWINGS
- Proposed NEW Window Trim: MATCH EXISTING
- Trim: Color(s): TRSD

\*\* Do the proposed changes affect the overhangs? YES - @ EAST & N/W CORNER

• **DECKS**

EXISTING:

1. Existing Decking Materials  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other \_\_\_\_\_
2. Existing Railing Materials  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other \_\_\_\_\_

PROPOSED:

3. Proposed Decking Materials  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other CONCRETE
4. Proposed Railing Materials
5. Existing Railing Materials  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other PAINTED METAL

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_